

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
June 8, 2016
1:30 p.m.
Room 208, City Hall

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20017 - Appeal filed by LU C Beautique from the determination of the Building Commissioner in the denial of an occupancy permit the Appellant to operate retail sales of women and children's clothing and accessories at 4219 Virginia

WARD 25 #AOP-266-16 ZONE: "B" – Two-Family Dwelling District

APPEAL #10786 - Appeal filed by Salah Albuhsin from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a parking lot for auto sales, per plans, zoning only at 3417 Watson.

WARD 23 #AB-527593-16 ZONE: "F" – Neighborhood Commercial District

APPEAL #10787 - Appeal filed by MRS Recycling LLC from the determination of the Board of Public Service in the denial of an occupancy permit authorizing the Appellant to operate recycling of non-ferrous metals from spent shell ammunition and casings at 4430 Gravois.

WARD 14 #AOP-77-16/BPS#122408 ZONE: "K" – Unrestricted District

APPEAL #10788 - Appeal filed by Allen III Home Health Services LLC from the determination of the Building Commissioner in the denial of an Incidental Business Waiver authorizing the Appellant to operate an office for a home health services business at 3700 Natural Bridge.

WARD 2 Incidental Business Waiver ZONE: "B" – Two-Family Dwelling District

APPEAL #10789 - Appeal filed by Family Dollar from the determination of the Board of Public Service to construct a commercial building (per plans) for Family Dollar at 3800-45 S Grand Blvd. (amend condition #15 of conditional use permit 122374).

WARD 25 #AB-526684-15/BPS#122374 ZONE: "F" – Neighborhood Commercial District

APPEAL #10790 - Appeal filed by Vivid Cafe from the determination of the Board of Public Service in the denial of a building permit to do interior alterations, zoning only for a full drink bar with rear patio seating at 6025 Gravois.

WARD 13 #AB-527539-16/BPS#122452 ZONE: "F" – Neighborhood Commercial District

APPEAL #10791 - Appeal filed by Joe Klitzing from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a 119-unit multi-family apartment building, per plans, zoning only at 2403-17 S. 7th & 721 Victor St.

WARD 7 #AB-528957-16 ZONE: "J" – Industrial District

3. **Deliberations on the above hearings**

4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on June 1, 2016.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Mary Ellen Ponder, Mayor's Office
Michelle Petersen, Neighborhood Business Development Director
Rebecca Wright, City Counselor's Office
Richard Gray, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA
Sherran White, Building Inspection Section
Renee Cooley, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Rebecca Wright, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
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